

**SPECIAL MEETING OF THE  
STATE PROPERTIES COMMITTEE  
FRIDAY, APRIL 9, 2010**

**The meeting of the State Properties Committee was called to order at 1:20 p.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; Robert W. Kay and John A. Pagliarini, Jr., Public Members. Others in attendance were John Ryan, Michael Mitchell and Ian Anderson from the Rhode Island Department of Administration; and Meredith Pickering from the Rhode Island Senate Fiscal Office.**

**Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.**

**ITEM A – Department of Administration - A request was made for approval of and signatures on a License Agreement by and between the Department of Administration and the City of Warwick for use of 5,000 square feet of office space located at 50 Service Avenue in the City of Warwick. Mr. Ryan explained that as a result of the recent floods, the City of Warwick Sewer Authority Headquarters has suffered severe damage. Mr. Ryan stated that both he and Mr. Mitchell have been working with City officials to provide the Warwick Sewer Authority with suitable space to be utilized as its temporary headquarters. Mr. Ryan indicated that the subject premises consist of approximately 3,000 square feet. Chairman Flynn asked how long the City intends to occupy the subject premises. Mr. Ryan stated that**

the Warwick Sewer Authority anticipates that it will require said office for approximately two (2) months; however, the License Agreement is for a term of three (3) months in the event of any complications or delays. It is Chairman Flynn's understanding the plans to renovate the 50 Service Avenue property for the State's own purposes will continue as planned. Mr. Ryan agreed and stated that the State's architects will be present to monitor the ongoing construction and said renovations will not be disturbed by the Sewer Authority's presence. Mr. Ryan indicated that both he and Mr. Mitchell worked closely with Mr. Woolley and Warwick City Officials to present the License Agreement before the Committee today. Mr. Ryan indicated that he and/or Mr. Mitchell would be happy to answer any questions the Committee may have relative to said License Agreement. Mr. Pagliarini asked why the Department of Administration chose a license agreement as opposed to a lease agreement. Mr. Mitchell stated that because of the short length of time the City intends to occupy the subject premises, a license agreement was the more expeditious way of dealing with the emergency circumstances involved in this situation. Mr. Pagliarini asked why the State is accessing a rental fee given the emergency circumstances. Mr. Mitchell explained that should the Warwick Sewer Authority be entitled to reimbursement from FEMA, its payments to the State will provide the necessary records for said reimbursement. Given the extensive clean up required, Mr. Pagliarini asked if the Department will require a security deposit. Mr. Mitchell indicated that the License Agreement contains language, which will protect the State's interest to the extent that the

Department did not deem it necessary to assess a damage deposit. Mr. Mitchell stated that personnel from the Division of Facilities will be present and will monitor all activity at the property. Mr. Mitchell explained that the Warwick Sewer Authority will not transport any equipment or machinery to the temporary location from the damaged site or any other site where the contamination of materials may be a concern. For purposes of clarification, Mr. Pagliarini asked if the Sewer Authority intends to utilize the subject premises as an administrative office only. Mr. Mitchell stated that the subject premises will be utilized for administrative offices only. Chairman Flynn commended all those involved for their efforts in being of assistance to the City of Warwick at this time. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.

**Passed Unanimously**

Item B – Department of Administration – A request was made for execution of eleven (11) Quit Claim Deeds to re-acquire the following properties from the Refunding Bond Authority to the State of Rhode Island Administrative Office of State Courts (the “SRIAOCs”), the State of Rhode Island Board of Governors for Higher Education (the “SRIBOGHE”) and the State of Rhode Island & Providence Plantations (the “SRI&PP”), which were presented at the March 30, 2010, meeting of the State Properties Committee, together with a request for approval of and signatures on three (3) Quit Claim Deeds to re-acquire three (3) additional properties from the Refunding Bond Authority to the Administrative Office of State Courts (the “AOSC”) and the Department of Administration (the “DOA”), which were

**not presented at the aforementioned meeting, but are listed below:**

**Building Name: Address: New Owner:**

- 1. Murray Building 40 Washington Square, Newport SRIAOSC**
- 2. Elementary & Secondary 50 Jenckes Street, Lincoln SRIBOGHE**
- 3. Marine Resources Building 220 South Ferry Road, Narragansett SRIBOGHE**
- 4. VMA (Condominiums 2 Units) 50 Brownell Street, Providence SRI&PP**
- 5. Medium Security Prison 51 West Road, Cranston SRI&PP**
- 6. Classrooms/Training School 87 Power Road; Rossi Circle (5, 7 & 9) SRI&PP**
- 7. Channel 36 50 Park Lane SRI&PP**
- 8. Powers Building One Capitol Hill, Providence SRI&PP**
- 9. Central Warehouse 25 Power Road, Cranston SRI&PP**
- 10. Licht Judicial Complex 250 Benefit Street, Providence SRIAPSC**

**11. R I College Recreation 600 Mount Pleasant Avenue, Providence SRIBOGHE; and**

**12. Fogarty Building 24 Weybosset Street, Providence AOSC**

**13. Garrahy Building 181 Dorrance Street, Providence AOSC**

**14. ACI-Max Prison 1375 Pontiac Avenue, Cranston DOA**

**Mr. Mitchell explained that the Department previously presented this request to the State Properties Committee on March 30, 2010, seeking approval to acquire the first eleven (11) properties listed above. However, at that time, the State Properties Committee was only able to execute the Deed for the property located at 87 Power Hill Road. Mr. Mitchell stated that since that time, the remaining Deeds were presented to the Refunding Bond Authority for execution by its Chairman. Therefore, Mr. Mitchell indicated that the ten (10) remaining Deeds before the Committee today require the approval and execution of the State Properties Committee. Mr. Mitchell stated that a title commitment has been received and the Department of Attorney General has reviewed and approved the Deeds as to form. Mr. Mitchell respectfully requested that the State Properties Committee consummate the subject transactions via its approval and execution of the Deeds. Mr. Mitchell asked that relative to the remaining three (3) properties (Fogarty Building, Garrahy Building, and ACI-Max Prison Complex) the Committee grant the Department's request to**

re-acquire said properties for the purchase price of \$1.00. Mr. Mitchell indicated that in the event the Committee approves the Department's request to re-acquire said properties, the matter will return to the Refunding Bond Authority for its approval of said transactions. Mr. Woolley asked if said transactions can be completed within thirty (30) days. Mr. Mitchell stated that said transactions will be completed in less than thirty (30) days. Mr. Pagliarini indicated that as he was unable to attend the State Properties Committee meeting of March 30, 2010, he will abstain from voting relative to the subject request. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay. Said motion passed with four (4) votes "Aye" and one abstention.

**Four (4) Votes "Aye"**

**Mr. Kay**

**Mr. Woolley**

**Mr. Griffith**

**Chairman Flynn**

**One (1) Abstention**

**Mr. Pagliarini**

There being no further business to come before the State Properties Committee, the meeting was adjourned at 1:27 p.m. A motion was made to adjourn

**by Mr. Pagliarini and seconded by Mr. Griffith.**

**Passed Unanimously**

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**Holly H. Rhodes, Executive Secretary**